

## \$493,000 - 94 Elm Street, Fort Saskatchewan

MLS® #E4422055

**\$493,000**

3 Bedroom, 2.50 Bathroom, 1,514 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

For more information, please click on "View Listing on Realtor Website". Enjoy the best unobstructed view to Forest Ridge Park green space. Unique exterior design projects curb appeal separating this duplex from the cookie cutter designs of most duplex units. Larger windows gives these duplexes a fantastic view. Two car insulated garage. Unfinished basement. 90 degree rear door walk out to the finished raised deck. Walk out deck that boasts afternoon sunshine to sunset. Fully landscaped front and rear yards. Fully fenced back yard with access to the Park with a children playground. Larger stone paved patio in the back yard. The back yard gate allows access to public green space to enjoy activities that may require a larger amount of space. Beautifully maintained green grass to enjoy! Great to play football, soccer, lawn hockey, horseshoes, croquet, etc.

Built in 2022

### Essential Information

MLS® #	E4422055
Price	\$493,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,514
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	94 Elm Street
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0X8

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Smart/Program. Thermostat, Television Connection, Walk-up Basement
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Attached, Front Drive Access, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan, Remote Control, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscape, No Back Lane Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter



**School Information**

Middle	2 km
High	2 km

**Additional Information**

Date Listed	February 19th, 2025
Days on Market	204
Zoning	Zone 62

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